



**CITY OF COLUMBIA PLANNING COMMISSION**  
**August 3, 2020**  
**Regular Session 5:15 P.M.**  
**Virtual meeting using video conferencing technology**  
**Columbia, SC**

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**HARRIS COHN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •  
ISA MANDELL • DALE STIGAMIER • FORD TUPPER**

In the interest of public health and as authorized by City Council Ordinance 2020-032, the City of Columbia Planning Commission will conduct a virtual meeting using video conferencing technology on **Monday, August 3, 2020 at 5:15pm**

Members of the Commission will have the ability to remotely participate in voting and operational procedures via telephone or other means of electronic communication.

Accordingly, members of the public and/or media who want to observe and participate in the meetings may do so remotely by:

- a. Watch: The public may stream the meetings through CityTV accessed at <https://www.youtube.com/user/ColumbiaSCGovernment>.
- b. Email: The public may submit letters and statements via email to [cocboardmeeting@columbiasc.gov](mailto:cocboardmeeting@columbiasc.gov) during the meeting as this account will be monitored during the meetings.
- c. Phone: The public may participate via phone. You may call: **855-925-2801**. When prompted please enter the meeting code: **9372**. Those participating by phone will receive three options on how to participate:
  - (star one) \*1 will allow you to listen
  - (star two) \*2 will allow you to record a voice mail message that will be read into the record.
  - (star three) \*3 will allow a participant to be placed in a queue, so they may speak live when prompted.
- o Virtual participation via the web: The public may join the virtual meeting on the web at <https://publicinput.com/COCPC-August>

Correspondence prior to the meeting:

- The public may submit letters and statements via email to [cocboardmeeting@columbiasc.gov](mailto:cocboardmeeting@columbiasc.gov) prior to the meeting as this emails is monitored prior to the meeting.
- Emails received, prior to the meeting beginning, will be forward to the Planning Commission for their review. Emails received prior to the meeting beginning will not be read at the meeting.

As this is an ever-evolving situation, please continue to monitor [www.columbiasc.gov](http://www.columbiasc.gov) for [additional information](#).

Review of applications prior to release of the final hyperlinked agenda can be requested by calling 803.545.3333 or by email to [john.fellows@columbiasc.gov](mailto:john.fellows@columbiasc.gov). For additional information please visit our website at [www.columbiasc.net/planning-boards-commissions](http://www.columbiasc.net/planning-boards-commissions).

**I. CALL TO ORDER/ROLL CALL**

**II. CONSENT AGENDA**

**Approval of Minutes**

1. Approve [July 13, 2020 Minutes](#)

**Comprehensive Plan Map Amendment  
& Zoning Map Amendment for Pending Annexation**

2. [ANNEX-2020-0016: 3801 Eureka Street; TMS# 13708-09-22](#); Request recommendation to annex, assign land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Single Family Residential District (RS-3). The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.
3. [ANNEX-2020-0017: 3834 and 3836 W. Beltline Blvd.; TMS# 11609-09-03](#); Request recommendation to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.
4. [ANNEX-2020-0018: 18.1 acre portion of 300 Clemson Road, TMS# 25700-02-03\(p\)](#); Request recommendation to assign land use classification of Urban Edge Mixed Residential (UEMR) and zoning of General Residential District (RG-2) for a pending annexation. The property is currently classified as Mixed Use Corridor and Neighborhood (Medium Density) and zoned RU by Richland County.

**Zoning Map and Text Amendment**

5. [ZMA-2020-0017: 2531 Gervais Street, TMS# 11411-09-11](#); Request recommendation to rezone the structure located in the SW corner of the parcel to include 2531 Gervais Street as an Individual Landmark and Amend Chapter 17 – Article V, Division 4 - §17-691(d) to designate structure as a Group III Landmark. The structure is currently zoned Office and Institutional District (C-1).

**III. REGULAR AGENDA**

**Zoning Map Amendment**

6. [ZMA-2020-0018: 1801 Assembly Street, TMS# 09015-15-04](#); Request to rezone the parcel from Office and Institutional District (C-1), -Design/Development District (-DD) to Central Area Commercial District (C-4), -Design/Development District (-DD).

**Site Plan Review**

7. [SPLAN-2020-0012: 2901 Rosewood Drive, TMS#11314-08-08](#); Request site plan approval to convert an existing religious organization into a 35-unit apartment building. The properties are zoned C-3 (General Commercial).

**IV. OTHER BUSINESS**

**V. ADJOURN**

### **MEETING FORMAT**

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

### **CONSENT AGENDA**

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

### **PUBLIC MEETING ACCOMODATIONS**

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (803) 545-3009 or e-mail [Gardner.Johnson@columbiasc.gov](mailto:Gardner.Johnson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.